LOT 45
RIVERSIDE SUB PB 5/231

MURRAY CHALMERS III & JULIETA C
94179 RIVER MARSH DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5500-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

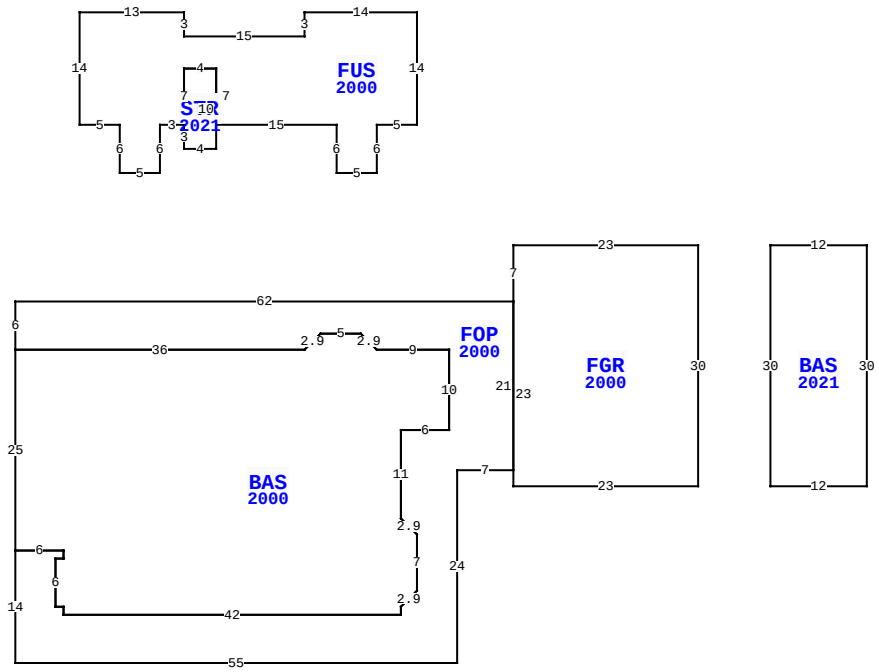
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,634	100	1,634	193,526
BAS	360	100	360	42,637
FGR	690	55	380	45,006
FOP	988	30	296	35,058
FUS	575	100	575	68,101
STR	40	10	4	474
TOTALS	4,287		3,249	384,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,249	107.8240	128.04	416,002	2000	2006	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2023 Heated Area: 2569 HX Base Yr 2023



94179 RIVER MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		384,802
TOTAL MARKET OB/XF VALUE		10,750
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		475,552
SOH/AGL Deduction		60,110
ASSESSED VALUE		415,442
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		365,442
TOTAL JUST VALUE		475,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007030	NEW CONSTR	118,280	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2545/0888	2/18/2022	WD	Q	I	01	490,000
GRANTOR: HURST FRANK E & BELIN						
GRANTEE: MURRAY CHALMERS III						
0720/1906	12/30/1994	WD	Q	V		16,500
GRANTOR: ALMAND AMOS F JR & DO						
GRANTEE: HURST FRANK E & BEL						

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	1,869.00	SF	5.20	5.20	100	2000	2000	3	80	7,775	

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=-85,13] S25 E6 S1 W1 S6 E1 S1 E42 N1 U2R2 N7 U2L2 N11 E6 N10 W9 U2L2 W5 D2L2 W36 $
FOP=[YR=2000;ORIG=-23,7] W62 S6 E36 U2R2 E5 D2R2 E9 S10 W6 S11 D2R2 S7 D2L2 S1 W42 N1 W1 N6 E1 N1 W6 S14 E55 N24 E7 N21 $
FGR=[YR=2000;ORIG=0,0] W23 S7 S23 E23 N30 $
FUS=[YR=2000;ORIG=-35,-15] N14 W14 S3 W15 N3 W13 S14 E5 S6 E5 N6 E3 N7 E4 S7 E15 S6 E5 N6 E5 $
BAS=[YR=2021;ORIG=21,30] N30 W12 S30 E12 $
STR=[YR=2021;ORIG=-64,-15] S3 E4 N10 W4 S7 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,750

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/27/2022 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS